



QUINCY PLANNING BOARD

Quincy City Hall, 1305 Hancock Street, Quincy, MA 02169
(617) 376-1362 FAX (617) 376-1097
TTY/TDD (617) 376-1375

PLANNING BOARD MEETING MINUTES

Wednesday, October 9, 2013

MEMBERS PRESENT: Chairman William Geary, William Adams, Coleman Barry, Glen Comiso, James Fay, Richard Meade

MEMBERS ABSENT: None

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Christine Chaudhary, Planning Board Recording Secretary

Meeting called to order and attendance roll call taken at 7:02 PM by Chairman William Geary.

7:05 PM VOTE TO ACCEPT SEPTEMBER 11, 2013, PLANNING BOARD MINUTES

MOTION: by Member Barry to approve the September 11, 2013, Planning Board meeting minutes

SECOND: Member Meade

VOTE: 5-0 MOTION CARRIES

7:06 PM BUSINESS MEETING: (Note: Other Business Items handled later in the meeting.)

Agenda Item #3:

One Planning Board Decision was executed:

- 1369 (-1397) Hancock Street, MetroPCS, Quincy Center Districts Special Permit, **Planning Board Case No. 2013-13**

One Planning Board Decision was in draft mode and not finalized:

- 54 Berlin Street, Site Plan Review, **Planning Board Case No. 2013-14**

PUBLIC HEARING:

7:10 PM Public Hearing, Zoning Code Amendment, City Council Order No. 2013-136,

Chairman Geary read into the record: In accordance with the provisions of G.L. Chapter 40A Section 5, upon referral from the City of Quincy City Council, the Quincy Planning Board will hold a public hearing on Wednesday, October 9, 2013 at 7:10 P.M. in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, Massachusetts, on a Zoning Code Amendment, City Council Order 2013-136:

That the Quincy Municipal Code in Chapter 17, The Zoning Code, at Section 10.0 "Definitions" be amended by adding the following sentence to the definition of "Laboratory, research:"

Any Laboratory that conducts testing or research of any kind on samples drawn on site shall be regulated in the same manner as a Medical clinic, defined below, and may be allowed in a Business A, B, or C district only under a special permit from the Board of Appeals as provided under Section 9.4.

Quincy City Solicitor James Timmins stated that Planning Director Harrington provided written comments/concerns about a week or so ago, which were also provided to the Planning Board as part of their meeting packet. (Attached herewith as "Exhibit A": Letter 10/7/13 with attachments.) The Solicitor explained that this proposed Ordinance Amendment was sought by Ward 4 City Councillor Palmucci due to a business in his district having a negative impact on abutters. The business brought people to the neighborhood to have bodily fluid samples drawn, creating negative impacts such as increased traffic and problematic parking, increased pedestrian traffic and other impacts. Councillor Palmucci looked into the matter, and found that this particular business was not a pure laboratory, and created atypical issues. The shift in the language that is proposed is primarily to address facilities that draw samples on site, stated Solicitor Timmins. A Permit Granting Authority should understand the operations of the facility, understand how the facility will draw clients, and mitigate negative impacts.

When the Planning Director and his staff reviewed the language, other concerns were raised. Solicitor Timmins stated that the new procedure when editing Ordinances is to provide narrative for clarity--instead of mere strike-outs or insertion of language. The Solicitor addressed comments from Planning Director Harrington's 10/7/13 letter (attached Exhibit "A") to the Board.

Regarding COMMENT 1: Amendment, as drafted, does not conform to format of the Quincy Zoning Ordinance: Solicitor Timmins stated that the format issue could be addressed by a footnote or adding a sentence such as, "The Table of Use Regulations shall be amended accordingly."

Regarding COMMENT 2: Clarify if "Laboratory, Research" as contained in Section 10, "Definitions" is intended to reference "Laboratory or Research Facility" in the Table of Use Regulations:

The Solicitor stated that the proposed amendment treats the facility as a medical clinic, and is not intended to reference "Laboratory, research" facilities as they appear in the Table of Use Regulations. Planning Board comments stating that the facility is to be treated as a medical clinic would be helpful, stated Solicitor Timmins.

Regarding COMMENTS 3 & 5:

COMMENT 3: Discrepancy between definition of Medical Clinic (Section 10) and reference contained in Table of Uses (Section 3.1.4-Appendix A)

COMMENT 5: Does the definition of "Clinic" as contained under 105 CMR 140.020 cover the types of facilities this amendment is designed to address?

Solicitor Timmins stated that Comments 3 and 5 are on target but contain a scrivener's error with reference to the CMR section cited, and the Solicitor stated that he will ask the Council to address the error. The Planning Board does not need to get involved, the Solicitor stated.

Regarding COMMENT 4: Does the City's Platinum BioTech rating require as of right zoning for research laboratories?

Solicitor Timmins stated that he understands the concern, which is more global. The point of this Ordinance is to address laboratories that abut residential neighborhoods. This Ordinance, he stated, somewhat conflicts with the City trying to pursue and attract research facilities into the City. The Solicitor stated that the goal is to propose an amendment that requires users to go to the Zoning Board of Appeals in certain instances, in order to allow for a full explanation of what the proponent plans for a site and allow for impact mitigation plans.

7:22 PM Chairman Geary stated that Comment 4 was his primary concern. The City is pursuing new economic development for the City, and bio-tech is a robust area of the Commonwealth's economy, and very desirable industry to Quincy. The Chairman is concerned that the language is overly broad and may pose obstacles—real or imagined—in the mind of major pharmaceutical corporations or other bio-tech companies. The Chairman pointed out the new Mayoral appointment, Member Glen Comiso, to the Planning Board who is involved with and very knowledgeable about the bio-tech industry and what inspires them to locate their facilities in certain locations.

Member Glen Comiso said that he honed in on Comment 4 also as his main concern. Member Comiso opined that the two elements of reality and perception are important as Quincy markets itself as attractive and open to bio-tech, life sciences and pharmaceutical companies. Member Comiso wondered if this amendment would somehow prohibit companies from Quincy. Are there extra steps required in Quincy for companies, asked Mr. Comiso, that may sway them to consider other cities?

Solicitor Timmins stated that these comments were very helpful; the Ward Councillor's focus was on addressing problems in the neighborhood, while the Planning Board's focus was more global in nature. The Solicitor stated that there is a provision in the City's Ordinance that allows for the Director of Building Inspections (currently Mr. Jay Duca) to exercise some discretion. Language could be crafted that allows this person to make the initial determination upon receipt of a proposed project. For example, a proposal for a small lab in a neighborhood could be signed off with the requirement that the proposal would need to go before the Zoning Board of Appeals, while a large bio-tech proposal could be signed off on as approved. How many companies would be expected to draw samples on site for testing, Solicitor Timmins asked. Member Comiso stated that he thought there would be very few that would draw samples on site, as opposed to samples being delivered, and spoke about the operations of medical clinics and the definition of "medical clinic". Solicitor Timmins stated that the concern here is the impacts from sites that draw samples on-site, not delivery of samples from somewhere else—the key language is "samples drawn on site".

Coming from his own work experience, Member Barry noted that there are industries that come to mind where samples may be drawn on site—"Phase II facilities"—pharmaceutical or medical device industries. These industries may draw samples on site for testing, and may have beds on site used during testing—i.e. testing of drugs on humans. Member Barry stated that we want to be careful that we don't push this type of industry away from Quincy. Member Comiso reiterated that sometimes human testing is done on site at companies, such as to test a medical device.

Member Meade questioned if the amendment language was to be substantially changed and re-advertised; Solicitor Timmins responded in the negative. The Solicitor stated that the language exists, but perhaps the Planning Board would propose to add clarifying narrative. Chairman Geary asked if the language in the amendment were adopted, would the amendment actually apply to the facility in Councillor Palmucci's Ward. Solicitor Timmins explained that there was a business there that left, and a new business came in and started operating. The Solicitor said that from a Zoning perspective there are pre-existing non-conforming rights that are preserved, and stated that the company was not abandoned for two years. The Chairman stated that language should not be narrowly tailored, which could jeopardize prospective bio-tech development that the City would value for its economic wellbeing. The language should be such that it addresses a usage that is causing difficulty for residential neighborhoods in general. There was some question if whether the amendment would even apply to the facility in Councillor Palmucci's Ward. There were no further questions/comments from the Planning Board.

7:35 PM Chairman Geary noted that Councillor Brian Palmucci was present and wished to speak. Councillor Palmucci stated that he is very passionate about this issue, and introduced the legislation

before the City Council and fought for its passage and asked that the Planning Board support it also. The Councillor noted that the Planning Board received a petition (Exhibit "B") from residents in support of the Ordinance change, as well as a letter (Exhibit "C") on behalf of the South West Quincy Neighborhood Association in support of the Ordinance change.

The Councillor stated that the necessity of this legislation was clear to him as soon as he became Ward Councillor. He explained the Brewer's Corner drug testing collection facility and operations. Councillor Palmucci stated that the business "Secon" was in operation under contract with the probation department as well as the State of Massachusetts, and Secon facilities operate in communities that have district courts. The Councillor explained that people on probation come from all over the South Shore to the site where urine is collected for drug testing, and noted that there are no social services offered on-site. He went on to explain that the facility is located next to residences and within a block of a middle and elementary school, not to mention the businesses. Among other efforts to expel the business from Brewer's Corner, the Councillor stated that he encouraged Secon to seek a better location and worked with management to find a more suitable location. In fact, he stated, he found a better site for them, closer to the courthouse and the police station, but Secon refused to leave the Brewer's Corner location.

Councillor Palmucci noted the significant progress made in the last few years in the Brewer's Corner area: including targeting troubled houses; amending City Ordinances so that the police could seek out absentee landlords that rent to drug dealers and thugs; having a daily police presence. Laws are needed to support the integrity of the neighborhood and protect the residents and businesses from negative impacts, such as the negative impacts from a drug testing collection site such as this one in Brewer's Corner. The intent is not to discourage quality businesses--such as life sciences/bio-tech--from relocating or expanding in Quincy, Councillor Palmucci said. The intent, he stated, is to preserve the integrity of our neighborhoods. Councillor stated that Secon left the location, and the state scrambled to fill the same role Secon fulfilled with another similar company, that never came to the City authorities first and came during the time this legislation was pending. The business adds no value to the community, and there is no sense having a stand-alone drug testing collection site with no medical value at all in a neighborhood setting. Councillor Palmucci respectfully asked for the Board's support of this initiative and for the residents of Brewer's Corner.

7:45 PM Chairman Geary asked if Councillor Palmucci would acknowledge that the intent of the draft to the Zoning Code is narrowly tailored to prevent the type of negative activity described and not meant to deter the bio-tech/life sciences and other businesses that the City wants to attract. Further, the Director of Building Inspections (currently Jay Duca) would review proposals and hold the discerning capability in order to mitigate negative impacts of prospective businesses. The Councillor answered in the affirmative, and said that the intent is not to discourage businesses that offer value. There were no further comments or questions for the Councillor.

Chairman Geary explained the Public Hearing process, where the public has the option to either speak or sign in favor or in opposition.

No-one signed in favor or in opposition to this proposal before the Planning Board.

7:50 PM Speaking in favor to the proposed Zoning Code amendment, Mr. Pat Corcoran stated that he owns a business in Brewer's Corner and owns eight buildings in Brewer's Corner. He said he is always in the neighborhood, and has witnessed the negative impacts of the drug sample collection site business first hand. He has had people urinating behind his building before going in to provide a urine sample, witnessing children interacting with the population that comes to the neighborhood to use the sample site, as well as other negative impacts that occur from there being no offsite or

handicapped parking available. Mr. Corcoran said that he is not anti-pharmaceutical or anti-biotech, but wants the neighborhood safer. Mr. Corcoran stated that this type of business brings bad people to the neighborhood.

Mr. Dean Rizzo, President of the Quincy Chamber of Commerce, stated that he concurs with Councillor Palmucci and Mr. Corcoran that this type of business does not belong in that location. Mr. Rizzo said that he appreciated the discussion at this meeting in relation as to how the Zoning relates to Quincy's goal of attracting the bio-tech industry to Quincy. Mr. Rizzo stated that it is important to be cautious of the language in the Ordinance, as there is a strong effort in Quincy to attract the bio-tech industry. Quincy is a Platinum-rated City, and competitive with cities such as Cambridge and Boston, and the Ordinance should not present any barrier—perceived or real—to attracting bio/pharmaceutical companies to Quincy.

Chairman Geary asked if anyone else would like to comment or ask questions on this matter. None. The Chairman also reiterated that there were sheets in the back of the room where people could sign to show their support or opposition to the proposal. None.

Chairman Geary read Ms. Anneli Johnson's letter of support on behalf of the South West Quincy Neighborhood Association (Exhibit "C") into the record; members of that Association could not attend this Planning Board meeting due to their own meeting on this date. The Chairman also read the statement on the petition of support (Exhibit "B") from the residents into the record.

Planning Director thanked Solicitor Timmins for his comments and work. The Director stated that the main concern of the Planning Department was the ability of Quincy to attract bio-tech firms and laboratories. The Director stated that we are talking about a facility that is for the direct collection of bodily fluids for parties who are under direct court supervision, and why don't we just state what it is in the Ordinance. In addition to adults using this type of facility, many children are brought to this type of facility by their parents. The Director stated that this type of facility has to be allowed somewhere, and stated that it is not a laboratory. This is not a Site Plan Review issue; it is a Special Permit. The way it is drafted, the Director stated, it is threatening--"laboratory" should not be used at all.

8:02 PM Chairman Geary asked Solicitor Timmins for guidance. The Solicitor stated the issue is spot zoning. It is clear that a particular facility is the issue here (the facility in Brewer's Corner). The Solicitor stated that the Director made an excellent point: by using the term "laboratory" the City's goal to attract bio-tech companies may be affected negatively. The Solicitor spoke both about the more narrow approach (spot zoning) versus the approach to edits that change the Ordinance for the City in general. No clear conclusion was articulated.

8:04 PM

MOTION: by Member Meade to close the Public Hearing

SECOND: Member Barry

VOTE: 5-0 MOTION CARRIES

The Chairman stated that the issue is whether the Planning Board has the capacity to redraft language that has already been adopted by the City Council. The City Solicitor advised, stated the Chairman, that there are safeguards in place already that allow the Director of Building Inspections (currently Jay Duca) to exercise discretion as to whether or not this Ordinance would apply to the larger facilities (such as bio-tech facilities) or not. This Ordinance's intent is to protect the City from the type of negative impacts that the sample collection business located at Brewer's Corner brings to that neighborhood. The Chairman asked the Board Members if they were comfortable that the

process of having the Director of Building Inspections exercising discretion would be sufficient to not inhibit the interest of bio-tech/pharmaceutical firms coming to Quincy.

Member Meade asked Solicitor Timmins if the business in question in Brewer's Corner had the chance to not be affected by this Ordinance because the "use" is the same as the previous use. Solicitor Timmins said that there was not a two-year abandonment of the use, and that the question does come into play here. Member Meade stated that he does not believe that the Zoning Amendment is applicable to the facility in question in Brewer's Corner. Perhaps correct, stated the Solicitor, but the Ordinance will be in force for the future.

Member Comiso is concerned about time delays and referred to the procedure of the Director of Building Inspections using discretion to move a project in one direction or another for approval. He asked if there would be any delay caused to a life-sciences type of company being able to open for business in Quincy. Also, he asked, would the language of the "discretion" approach be incorporated into this Ordinance's verbiage. Solicitor Timmins explained how the Mayor's office is set-up to handle development. The process works to attract new businesses and to welcome new businesses. The Solicitor stated that he and Mr. Jay Duca (Director of Building Inspections) often meet with the Mayor's office staff and often issue letters explaining which Zoning Ordinance sections apply to a specific project, in order to avoid time delays.

The Chair stated that he is familiar with the vetting process that the Mayor has in place to avoid time delays for potential development, and is more comfortable with the whole process after Solicitor Timmins' explanation and the Members questions and comments today. Chairman Geary stated that this Ordinance's language is going to be narrowly applied to the usage that has caused the adverse impacts of the business type that exists in Brewer's Corner--though may not apply to the existing business in Brewer's corner--and will protect City neighborhoods going forward.

Member Barry stated that the existing language does not clearly identify the type of facility. The right balance of language needs to be identified. The Solicitor agreed, and stated that the language should identify that the Ordinance applies to a facility just collecting, not those facilities that test on site. Member Barry asked if the language that exists even covers the types of facilities that are intended to be addressed by the Ordinance. Should the words "research" even remain in the language? Solicitor Timmins stated that if the words "or research" were deleted, the language would identify "testing", making the intended purpose clear in the language.

8:20 PM

MOTION: by Member Meade that the Quincy Planning Board approve the proposed Zoning amendment, City Council Order No. 2013-136, as amended so that it reads, "Any laboratory that conducts testing of any kind on samples drawn on site shall be regulated in the same manner as a medical clinic defined below and may be allowed in Business A, B, or C District only under Special Permit from the Board of Appeals as provided under Section 9.4."

SECOND: Member Barry

VOTE: 5-0 MOTION CARRIES

BUSINESS MEETING: (Continued)

1. Planning Board vote to abandon obsolete policy: “Planned Unit Development, Quincy, Massachusetts, Policies and Procedures”, Department of Planning and Community Development, Revised May, 1982.

Planning Director Harrington noted that the Board received a copy of the above-referenced document. The policy was adopted back in 1982 by the Planning Board. The policy called for the Planning Board to review and issue an affirmative recommendation for a PUD project or the project could not be approved. The policy is obsolete and should be abandoned by the Planning Board.

8:23 PM

MOTION: by Member Meade to abandon the obsolete policy and remove it from the City records.

SECOND: Member Fay

VOTE: 5-0 MOTION CARRIES

2. Revisions to Planning Board Rules and Regulations, as adopted in December 2011, including but not limited to Site Plan Review Rules and Regulations

The Planning Director explained that the Planning Department is working to update Planning Board Rules and Regulations. For example, the Planning Board Regulations state that projects must be in conformance with the Zoning Code, but the new Zoning Code allows projects to not be in conformance and go for review before the Planning Board or the Zoning Board of Appeals. The Department will be working on this over the coming weeks, and staff has been reviewing other City's regulations. Solicitor Timmins is working on a list of Zoning Code issues that need clarification, and working on a list of clerical errors that need to be corrected. This Agenda item will be continued to the next meeting.

8:27 PM

MOTION: by Member Meade to carry this Agenda item over to the next Planning Board meeting

SECOND: Member Barry

VOTE: 5-0 MOTION CARRIES

The Board agreed on the next proposed Planning Board meeting date: November 13, 2013, at 7 pm, City Hall.

OTHER BUSINESS:

1. South Shore YMCA – 79 Coddington Street & related parcels, Planning Board Case No. 2011-05: Site Plan and Building Revisions

Chairman Geary spoke about the modifications made to the fascia of the YMCA building on Coddington Street that were different than what was first approved by the Board, noting the concerns of the Planning Board Members, especially regarding the view approaching Downtown at the 3A intersection with Coddington Street. The Chairman and Planning Director met with the architect to determine adjustments to improve the aesthetics. Sheskey Architects has been working on plans to make modifications that will improve aesthetics. There will be an update at our November meeting. Planning Director noted that the old YMCA was extensively damaged by flood and cannot be used. The Director noted that a new transformer will have to be placed in the front of the field house, and the architect will present new plans—including site signage and banner plan. In response to a

question by Member Meade, the Director stated that any of the Members can contact Sheskey Architects to meet with their staff and view updates. Regarding the landscape plan, the Mayor has requested to review the plan, stated the Director.

8:40 PM

MOTION: by Member Fay to adjourn

SECOND: Member Meade

VOTE: 5-0 MOTION CARRIES



Department of Planning and Community Development
1305 Hancock Street, Quincy, Massachusetts 02169
Tel. (617) 376-1362 FAX (617) 376-1097



DENNIS E. HARRINGTON
Planning Director

Thomas P. Koch
Mayor

MEMORANDUM

TO: Planning Board Members

FROM: Dennis E. Harrington, Planning Director

CC: Members, Quincy City Council
James Fatseas, Executive Secretary

DATE: October 7, 2013

RE: Council Order 2013-136 "Laboratory Research"

For your use and information the proposed amendment to Title 17, Quincy Zoning Ordinance, Section 10 under "Laboratory, research" reads its entirety (**Existing text bold**, proposed text *italic*):

Laboratory, research: *Laboratory or research establishments including biotechnology companies, but excluding laboratories categorized as Level 4 by the National Institutes for Health.*

Any Laboratory that conducts testing or research of any kind on samples drawn on site shall be regulated in the same manner as a Medical Clinic, defined below, and may be allowed in a Business A, B or C district only under a special permit from the Board of Appeals as provided under Section 9.4.

COMMENT 1: Amendment, as drafted, does not conform to format of the Quincy Zoning Ordinance.

The proposed changes to the "Laboratory, Research" use should be addressed under Section 3.1.4 – Appendix A "Table of Use Regulations" and not under Section 10 'Definitions.'

COMMENT 2: Clarify if "Laboratory, Research" as contained in Section 10, "Definitions" is intended to reference "Laboratory or Research Facility" in the Table of Use Regulations.

If the proposed, amended definition and current use are intended to be the same, please note that "Laboratory or Research Facilities" are currently prohibited in Business A districts. The use is

Department of Planning and Community Development

allowed by right in Business B and Business C. The amendment would change the use to Special Permit in all three districts.

Note: The proposed amendment is silent on Laboratory or Research Facilities in Industrial A and B, which are currently as of right.

COMMENT 3: Discrepancy between definition of Medical Clinic (Section 10) and reference contained in Table of Uses (Section 3.1.4 –Appendix A)

The section of the state regulation cited under the definition of Medical Clinic is: **105 CMR 145.020 is “Licensing of Out-of-Hospital Dialysis Units in Massachusetts: Definitions”**

The section of the state regulation cited under the Table of Use regulations is 105 CMR 140.020 “Licensure of Clinics.”

This discrepancy should be addressed prior to amending the definition of Laboratory Research.

COMMENT 4: Does the City’s Platinum BioTech rating require as of right zoning for research laboratories?

It is unclear how the proposed amendment might affect research facilities that are not conducting any patient care on site but may be drawing samples; another question is academic facilities that are not clinics but might be conducting clinical trials or other type of academic research or training?

COMMENT 5: Does the definition of “Clinic” as contained under 105 CMR 140.020 cover the types of facilities this amendment is designed to address?

The 105 CMR 140.020 appears to exempt certain sole and group practitioners, but how does it affect larger medical practices such as Harvard Vanguard or the new Compass Medical Group, for example?

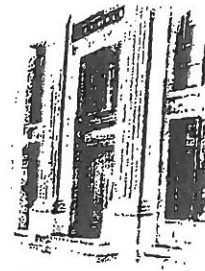


Office of the City Clerk
JOSEPH P. SHEA
City Clerk

MAUREEN L. HALLSEN
Assistant City Clerk

City of Quincy, Massachusetts

Mayor James R. McIntyre City Hall
1305 Hancock Street
Quincy, Massachusetts 02169



TEL: (617) 376-1131
FAX: (617) 376-1139

2013-136

September 3, 2013

Be it ordained by the Quincy City Council that the Municipal Code is amended as follows:

In Title 17 The Zoning Code, at Section 10.0 "Definitions" by adding the following sentence to the definition of "Laboratory, research:"

Any laboratory that conducts testing or research of any kind on samples drawn on site shall be regulated in the same manner as a Medical clinic, defined below, and may be allowed in a Business A, B, or C district only under a special permit from the Board of Appeals as provided under Section 9.4.

Joseph P. Shea
Clerk of Council



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DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

NOTICE OF A PUBLIC HEARING

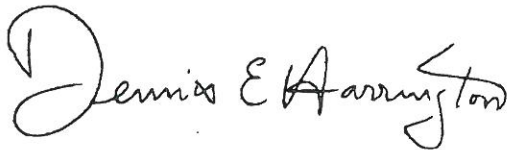
In accordance with the provisions of G.L. Chapter 40A Section 5, upon referral from the City of Quincy City Council, the **Quincy Planning Board** will hold a public hearing on **Wednesday, October 9, 2013 at 7:10 P.M. in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, Massachusetts**, on a Zoning Code Amendment, City Council Order 2013-136:

That the Quincy Municipal Code in Chapter 17, The Zoning Code, at Section 10.0 "Definitions" be amended by adding the following sentence to the definition of "Laboratory, research:"

Any Laboratory that conducts testing or research of any kind on samples drawn on site shall be regulated in the same manner as a Medical clinic, defined below, and may be allowed in a Business A, B, or C district only under a special permit from the Board of Appeals as provided under Section 9.4.

Any party or person interested in said Zoning revision or wishing to be heard on the proposed amendment should appear at the time and place designated.

William Geary, Chairman
Quincy Planning Board

By 
Dennis E. Harrington, Planning Director

The Quincy Sun

To be published: Thursday, September 19, 2013 and Thursday, September 26, 2013.

Please send proof to Planning Department, City Hall, 1305 Hancock Street, Quincy, MA 02169.

The Quincy Sun: Send invoice to:

Quincy City Hall
Quincy Planning Department
Dennis E. Harrington, Planning Director
1305 Hancock Street
Quincy, MA 02169
Phone: 617-376-1362
Email: dharrington@quincyma.gov

RECEIVED
2013 SEP 16 PM 12:11
CITY OF QUINCY
QUINCY, MASS 02169

WE THE REDIDENTS AND VOTES OF QUINCY ARE SUPPORTING THE QUINCY ZONING ORDINNACE
CHANGE TO WHICH WOULD PROHIT DRUG TESTING LABORATORIES TO BE LOCATED IN RESIDENTIAL
NEIGHBORHOODS OF QUINCY.

Name	Street
Josephine Carnali	144 Liberty St. Quincy, MA.
Maalie Branton	34 Brae Rd. Quincy
Epitwa Permy	75 ENDICOTT ST QUINCY MA
Terrese Permy	92 Federal ave Quincy 02169
Alice W Le Blanc	226 Granite St. 02169
Virginia Merione	39 Miles Dr Quincy
Alfred Bina	45 School St. 02169
ERNEST SCANZIO	90 QUINCY SHORE DRIVE UNIT 401
Mary De Polo	22 Perkins St Quincy
Olga Dellongo	5 Caledonia Ave Quincy
Leticia	22 Perkins St. Quincy
Joanna Prezioso	36 Roberts St Quincy
Robert J Tombay	58 GROVE ST Quincy
Inez R Zambare	58 GROVE ST Quincy
Ruth Jones	95 High St. Quincy

Planning Department

Received: 10/9/13
By: C - Chaishan

Planning Department

Received: 10/9/13
By: C. Chaudhary

WE THE REDIDENTS AND VOTES OF QUINCY ARE SUPPORTING THE QUINCY ZONING ORDINNACE CHANGE TO WHICH WOULD PROHIT DRUG TESTING LABORATORIES TO BE LOCATED IN RESIDENTIAL NEIGHBORHOODS OF QUINCY.

Name

Street

ROBERT L. CABELLA 2600 PLAGE, 307 MA 02169

Mary Colado 76 Station St Quincy

Alton W. Cirillo 44 TABER ST Quincy MA

Lee Cronis 66 Middlesex St " "

Tony Cronis 66 Middlesex St Quincy

Nellie A. Cirillo 78 Nightingale Ave Quincy

Leliaing Piccirilli 6 Endicott St. Quincy and

Wanda Leppa 69 Payson St. Quincy

MARY D' Malley 70 PAYNE ST QUINCY 02169

Ann LeGuerre 57 Loring St., 207 02169

Rosalie Branton 34 BRAKE Rd Quincy 02169

Eileen Perry - 75 ENDICOTT ST QUINCY

Teresa Perry 92 FEDERAL AVE QUINCY

Josephine L. Carnali 144 Liberty St. Quincy 02169

Virginia Menconi 39 Miles Dr

Anneli Johnson 36 Garfield St. Quincy

Andrew Schuele 46 Village Dr. Quincy

John J. Foy 80 crescent St ST

Joanne Marinopoulos

Exhibit "C"

From: Anneli Johnson [annelijohnson1@verizon.net]
Sent: Wednesday, October 09, 2013 11:55 AM
To: Jmarinopoulos@Quincyma.gov
Subject: Letter to the Planning Board tonight

October 9, 2013

William Geary, Chairman of Quincy Planning Board
Quincy City Hall
Quincy, MA 02169

Dear Mr. Geary:

On behalf of the South West Quincy Neighborhood Association we are strongly supporting the City Zoning Ordinance change to prevent drug testing laboratories or collection facilities such as "stand alone" sites to be located in any residential neighborhoods in Quincy.

The Neighborhood Association has previously apposed the facility located on Water Street, as it is in close proximity of two Quincy Public Schools and heavily residential neighborhood.

The Association is therefore supporting Councilor' Palmucci zoning change to prevent these types of stand-alone testing facilities in the Quincy neighborhoods. These facilities are better served if they are in located in medical and drug testing facilities.

Our letter , however doesn't mean that this new zoning ordinances or change would prohibit future Bio Tech industry wanting to locate in Quincy.

Thank you for the opportunity to go on record to support the Zoning Change proposed by Councilor Brain Palmucci.

Sincerely,

Anneli Johnson
Chair, South West Quincy Neighborhood Association (SWQNA)

S. The members of the Association would have been to the hearing this evening to speak in favor of its City Councilor's proposal, but it is hosting its Fall meeting this same time tonight at the Granite Street Café.

10/9/2013